

# TO LET

Retail Unit with Hot Food Consent  
26 Abbey Street, Bangor BT20 4JA



## Location

Bangor is located approximately 14 miles east of Belfast. Abbey Street is the main arterial route into Bangor town centre and is in close proximity to the bus and rail station. There is plenty of surface car parking and on street car parking in the vicinity. Neighbouring occupiers include Abbey Dance Studios, Casino Amusements, Spence Carpets and Domino's Pizza.

## Description

Ground floor open plan retail unit formerly trading as a hot food carryout arranged as front sales, preparation area, kitchen, freezer room and W.C. There is a gas supply fitted and the unit has an internal frontage of c.3.1m

This is an excellent opportunity for a new business in the heart of Abbey Street.

## ACCOMMODATION

**Total Accommodation**      c.467 sq.ft.    (43.3 sq.m.)



54 High Street Hollywood BT18 9AJ Telephone +44 (0)28 9042 4747

e-mail: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)

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### LEASE DETAILS

<b>RENT</b>	<b>£5,200 per annum</b>	
<b>TERM</b>	Minimum 3 years	
<b>REPAIRS/INSURANCE</b>	Full Repairing and Insuring Basis	
<b>RATES</b>	NAV	£5,950
	Rates payable 2019/20 with SBRR	£2,712.42
<b>EPC</b>	E-120	
<b>VIEWING</b>	By appointment with Sole Agent 028 9042 4747	



### Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

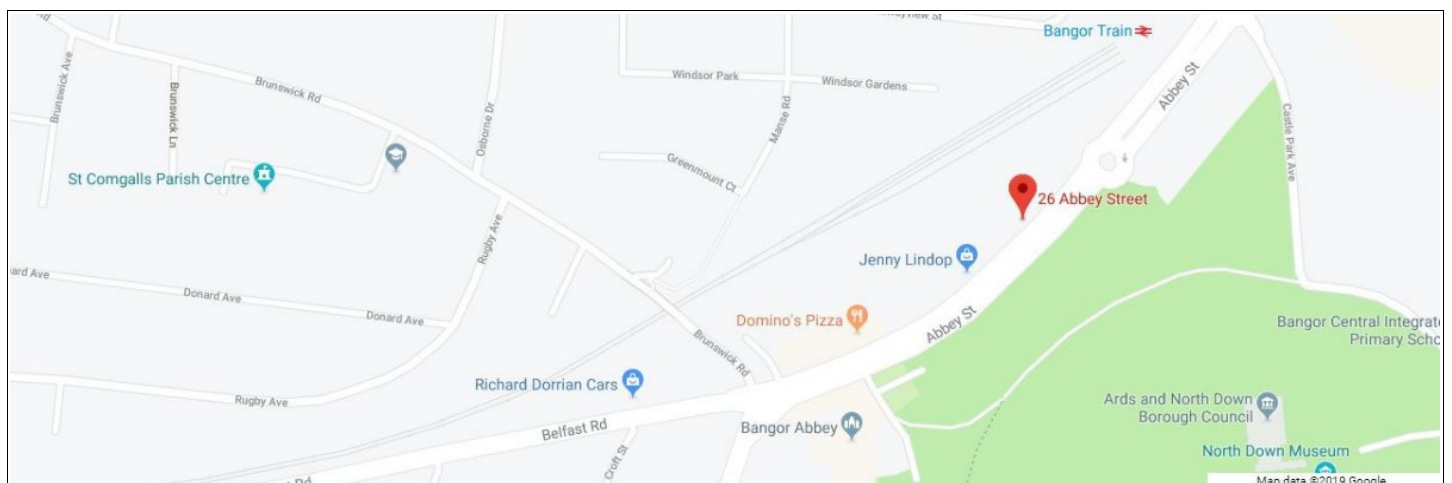
**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**120** This is how energy efficient the building is.



**54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747**

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